

Chestnut Cottage & Chestnut Forge

Burton, Wiltshire



An attractive detached three bedroom home, with a one bedroom self contained annexe.

Chippenham 8.5 miles (London Paddington from 75 minutes), Corsham 8.5 miles, Bradford on Avon 18.5 miles, Bath 13.5 miles (All distances and times are approximate)


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Summary of accommodation

Main House

- Ground Floor:** Living Room | Kitchen/Breakfast Room | Dining Room | Utility & Cloakroom/WC | Bathroom
- First Floor:** Principal Bedroom | Second Bedroom Ensuite | Office
- Second Floor:** Third Bedroom

Annexe

Open Plan Kitchen/Dining/Living Room | Bedroom | Bathroom | Parking

Garden and Grounds

South-Facing | Workshop | Wood Store | Double Garage | Driveway

In all approximately 0.20 acres



Situation

(Distances and times are approximate)



Burton is a picturesque and sought-after Cotswold village just south of the M4, known for its strong sense of community. At its heart are the highly regarded Old House at Home pub, a Grade I listed church, and a popular farm shop.



The village is just a five-minute drive from Acton Turville and Castle Combe. Acton Turville offers excellent amenities, including a village shop with a post office, the highly regarded Trinity CE Primary School, the Fox & Hounds pub, and a small church. For everyday essentials, the market towns of Chippenham, Yate, and Chipping Sodbury provide supermarkets and further services.



The House

Formerly three farmworkers cottages and the village forge, believed to date from the 16th century, Chestnut Cottage & Forge were completely renovated in 2012, and offer characterful and versatile accommodation which is presented in good order throughout.

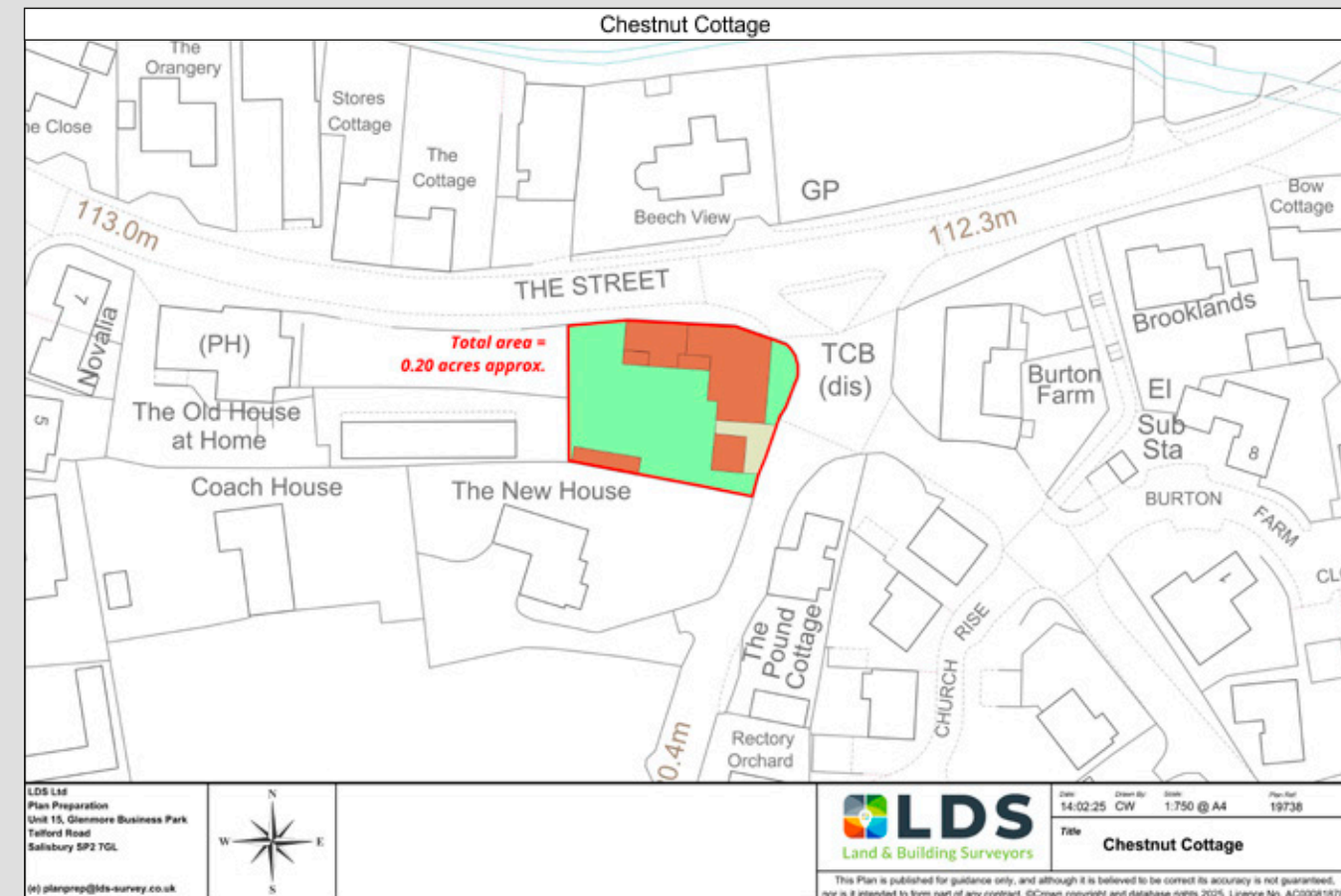
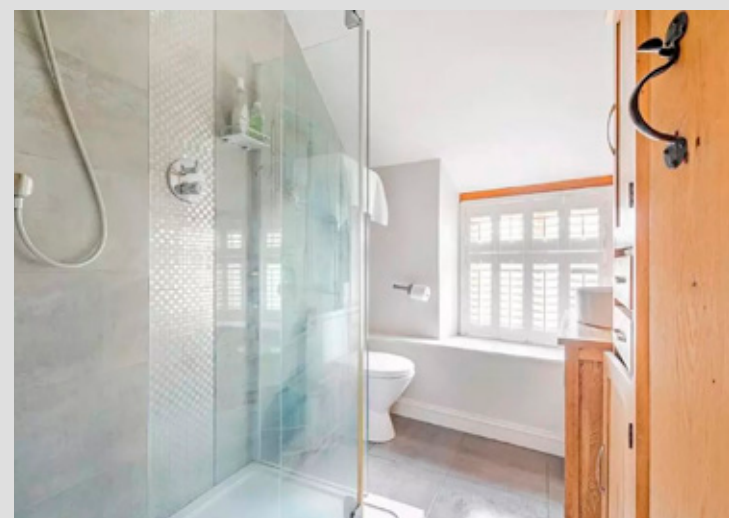
The welcoming living room features stone floors, exposed beams, and an impressive Inglenook fireplace with wood burner. A second reception room, currently used as a formal dining room, boasts flagstone flooring, a beamed ceiling, and another Inglenook fireplace with a wood-burning stove.

The light-filled kitchen/breakfast room at the rear is fitted with Shaker-style units, solid oak and granite worktops, a peninsula, an electric AGA, a modern oven, and induction hob. Additional features include a breakfast bar, ample built-in storage, and a door leading to the rear garden, perfect for al fresco dining. A utility room and cloakroom complete this space.

Steps from the kitchen/breakfast room lead down to a spacious family room with a wood burner, built-in surround sound wiring, and French doors opening onto a covered terrace in the private garden. There is also a bathroom on the ground floor.

On the first floor, there are two generously sized bedrooms. One could be divided into two doubles if needed and features a 'coffin hatch' for moving large furniture, as well as access to a loft with significant storage.

The principal bedroom has an en suite shower room, also accessible from the other bedrooms, and an adjoining office space. The second floor offers a characterful double bedroom with an exposed stone wall, vaulted ceiling, and beams.



Gardens and Grounds

The private, south-facing garden is designed for low maintenance and spans three levels. The top tier features a lawn, fruit trees, a fully stocked woodstore, a greenhouse with an irrigation system, a spacious workshop, and a garden shed. Two driveways—one beside Chestnut Cottage and the other next to Chestnut Forge—offer ample parking and access to a detached double garage.

Property Information

Method of Sale: We are advised that the property is Freehold.

Services: Mains electricity, water & drainage. LPG gas.

Local Authority: Wiltshire Council

Council Tax: Band E – Chestnut Cottage
Band A – Chestnut Forge

EPC: D – Chestnut Cottage & Chestnut Forge

Postcode: SN14 7LS

What3Words: //furnish.crispier.puzzles

Offers in excess of: £900,000

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
 Chestnut Cottage = 221 sq.m / 2,387 sq.ft
 Garage = 27 sq.m / 291 sq.ft
 Chestnut Forge = 51 sq.m / 544 sq.ft
 Outbuilding = 34 sq.m / 365 sq.ft
 Total Area = 333 sq.m / 3,587 sq.ft
 (Incl. Areas of Restricted Height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated 2024.

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